



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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| Assessment Data                                                                                                                                                                                                                 |                                   |                               |             |             | Primary Image    |                           |               |             |        |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------|-------------|-------------|------------------|---------------------------|---------------|-------------|--------|--|--|--|--|--|
| Account                                                                                                                                                                                                                         | 300000084                         |                               |             |             | No Image On File |                           |               |             |        |  |  |  |  |  |
| Parcel ID                                                                                                                                                                                                                       | 0000-21-25N-20W-1-001-00          |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Cadastral ID                                                                                                                                                                                                                    | 0000-25N-20W-21-1-001-00          |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Property Type                                                                                                                                                                                                                   | REAL - Real Property              |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Property Class                                                                                                                                                                                                                  | RA                                | VI Area                       | 1           |             |                  |                           |               |             |        |  |  |  |  |  |
| Tax Area                                                                                                                                                                                                                        | 103 - J-1-WOODWARD                |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Name ID                                                                                                                                                                                                                         | 12373                             |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| BGB PROPERTIES, LLC                                                                                                                                                                                                             |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| P O BOX 1660<br>WOODWARD OK 73802-0000                                                                                                                                                                                          |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| <b>Parcel Location</b>                                                                                                                                                                                                          |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Situs                                                                                                                                                                                                                           | 2125N20W11                        |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Subdivision                                                                                                                                                                                                                     |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Lot/Block                                                                                                                                                                                                                       | /                                 | Parcel Size                   | 640 - Acres |             |                  |                           |               |             |        |  |  |  |  |  |
| Sec/Twn/Rng                                                                                                                                                                                                                     | 21 / 25 / 20 / 1                  |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Neighborhood                                                                                                                                                                                                                    | 1000 - COUNTY                     |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| School District                                                                                                                                                                                                                 | J-1-WWD - J-1-WOODWARD (Woodward) |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.66330347 -99.36900713                                                                                                                                                                     |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| <b>Building Permits</b>                                                                                                                                                                                                         |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| SEC.21-25-20 ALL OF SECTION BOOK 709 PAGE 614                                                                                                                                                                                   |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> |                                   |                               |             |             | Number           | Description               | Opened        | Closed      | Amount |  |  |  |  |  |
| Number                                                                                                                                                                                                                          | Description                       | Opened                        | Closed      | Amount      |                  |                           |               |             |        |  |  |  |  |  |
|                                                                                                                                                                                                                                 |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| <b>Exemptions</b>                                                                                                                                                                                                               |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| <b>Sale History</b>                                                                                                                                                                                                             |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Code                                                                                                                                                                                                                            | Type                              | Active                        | Maximum     | Exemption   | Bk/Pg            | Grantor                   | Date          | Price       | Code   |  |  |  |  |  |
|                                                                                                                                                                                                                                 |                                   |                               |             |             | 709/614          | RITTENHOUSE, RAY DEAN (TR | 07/02/2015    | 1,159,333   | Q      |  |  |  |  |  |
| <b>Parcel Valuation</b>                                                                                                                                                                                                         |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Source                                                                                                                                                                                                                          | REAL                              | Fair Cash                     | Capped      | Asmnt Level | Assessed         | Levy Rate                 | 84.820        | Current Tax |        |  |  |  |  |  |
| Remove Cap                                                                                                                                                                                                                      |                                   | Land Value                    | 29,215      | 29,215      | 12%              | 3,506                     | Assessed      | 3,506       | 297.38 |  |  |  |  |  |
| Year Frozen                                                                                                                                                                                                                     |                                   | Improvements                  | 0           | 0           |                  | 0                         | Penalty       | 0           |        |  |  |  |  |  |
| Uncapped Value                                                                                                                                                                                                                  | 0                                 | Mobile Home                   | 0           | 0           |                  | 0                         | Exemption     | 0           | 0.00   |  |  |  |  |  |
| TIF Project ID                                                                                                                                                                                                                  | 0                                 | Total Value                   | 29,215      | 29,215      |                  | 3,506                     | Total Taxable | 3,506       | 297.00 |  |  |  |  |  |
| <b>Assessment History</b>                                                                                                                                                                                                       |                                   |                               |             |             |                  |                           |               |             |        |  |  |  |  |  |
| Tax Year                                                                                                                                                                                                                        | Statement Number                  | Billed Owner                  | Tax Area    | Total Value | Exemptions       | Taxable Value             | Billed Tax    |             |        |  |  |  |  |  |
| 2025                                                                                                                                                                                                                            | 2025-300000084                    | BGB PROPERTIES, LLC           | 103         | 29,215      | 0                | 3,506                     | 297.00        |             |        |  |  |  |  |  |
| 2024                                                                                                                                                                                                                            | 2024-300000084                    | BGB PROPERTIES, LLC           | 103         | 29,271      | 0                | 3,513                     | 294.00        |             |        |  |  |  |  |  |
| 2023                                                                                                                                                                                                                            | 2023-300000084                    | BGB PROPERTIES, LLC           | 103         | 32,429      | 0                | 3,891                     | 332.00        |             |        |  |  |  |  |  |
| 2022                                                                                                                                                                                                                            | 2022-300000084                    | BGB PROPERTIES, LLC           | 103         | 32,429      | 0                | 3,891                     | 338.00        |             |        |  |  |  |  |  |
| 2021                                                                                                                                                                                                                            | 2021-300000084                    | BGB PROPERTIES, LLC           | 103         | 32,429      | 0                | 3,891                     | 329.00        |             |        |  |  |  |  |  |
| 2020                                                                                                                                                                                                                            | 2020-300000084                    | BGB PROPERTIES, LLC           | 103         | 32,429      | 0                | 3,891                     | 331.00        |             |        |  |  |  |  |  |
| 2019                                                                                                                                                                                                                            | 2019-0000084                      | BGB PROPERTIES, LLC           | 103         | 32,429      |                  | 3,891                     | 324.00        |             |        |  |  |  |  |  |
| 2018                                                                                                                                                                                                                            | 2018-0000084                      | BGB PROPERTIES, LLC           | 103         | 32,429      |                  | 3,891                     | 330.00        |             |        |  |  |  |  |  |
| 2017                                                                                                                                                                                                                            | 2017-0000084                      | BGB PROPERTIES, LLC           | 103         | 32,429      |                  | 3,891                     | 326.00        |             |        |  |  |  |  |  |
| 2016                                                                                                                                                                                                                            | 2016-0000084                      | BGB PROPERTIES, LLC           | 103         | 32,429      |                  | 3,891                     | 331.00        |             |        |  |  |  |  |  |
| 2015                                                                                                                                                                                                                            | 2015-0000084                      | BGB PROPERTIES, LLC           | 103         | 32,429      |                  | 3,891                     | 328.00        |             |        |  |  |  |  |  |
| 2014                                                                                                                                                                                                                            | 2014-0000084                      | RITTENHOUSE, RAY DEAN (TRUST) | 103         | 32,429      |                  | 3,891                     | 331.00        |             |        |  |  |  |  |  |
| 2013                                                                                                                                                                                                                            | 2013-0000084                      | RITTENHOUSE, RAY DEAN (TRUST) | 103         | 32,429      |                  | 3,891                     | 317.00        |             |        |  |  |  |  |  |



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|                                                                                                                                                                                                                                                    |                    |                    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------|-------------|--------------|
| <b>Lot Data</b>                                                                                                                                                                                                                                    |                    | -                  |             | <b>Primary Image</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |                  |             |              |
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres 0<br>Topography<br>Street Access<br>Utilities<br>Amenities<br><br>Method<br>Base Lot Value<br>Factor Value<br>Adjustments<br>Lot Value                                                    |                    |                    |             | <b>GRM Approach</b><br>GRM Code<br>Gross Rent<br>Indicated Value<br><br><b>Multiple Regression</b><br>MRA Code<br>Adjusted R<br>Indicated Value<br><br><b>Direct Comparables</b><br>Selection Model DEFAULT DEFAULT SELECTION MODEL<br>Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE<br>Comparables<br>Indicated Value<br><br><b>Value Reconciliation</b><br>Selected Approach Cost Approach<br>Improvements<br>Lot Value<br>Indicated Value 0.00 Per SqFt<br>Aground Value 29,215<br>Site Improvements<br>Total Value 29,215 0.00 Total Value Per SqFt |              |                  |             |              |
| <b>Residential Data</b>                                                                                                                                                                                                                            |                    |                    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Type<br>Condition -<br>Quality -<br>Architecture<br>Style<br>Exterior Wall<br>Base/Total Area /<br>Style<br>HVAC<br>Roof Cover<br>Area on Slab<br>Fixture/RghIn /<br>Bed/F/H Bath / /<br>Basement Area<br>Garage Type<br>Remodel<br>Year/Eff Age / |                    |                    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| <b>Cost Approach</b>                                                                                                                                                                                                                               |                    | <b>Manual :</b>    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Base Cost                                                                                                                                                                                                                                          | 0.00               | Total Misc Impr    | + 0         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Roofing Adj                                                                                                                                                                                                                                        | + 0.00             | Garage Cost        | + 0         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Subfloor Adj                                                                                                                                                                                                                                       | + 0.00             | Total RCN          | = 0         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Heat/Cool Adj                                                                                                                                                                                                                                      | + 0.00             | Depreciation ( 0%) | - 0         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Plumbing Adj                                                                                                                                                                                                                                       | + 0.00             | Lump Sums          | + 0         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Basement Adj                                                                                                                                                                                                                                       | + 0.00             | RCNLD              | = 0         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Adj Base Cost                                                                                                                                                                                                                                      | = 0.00             | Lot Value          | + 0         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Total Area                                                                                                                                                                                                                                         | x                  | Indicated Value    | = 0         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| Adjusted Cost                                                                                                                                                                                                                                      | = 0                | Value Per SqFt     | 0.00        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| <b>Miscellaneous Improvements</b>                                                                                                                                                                                                                  |                    |                    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                  |             |              |
| <b>Code</b>                                                                                                                                                                                                                                        | <b>Description</b> | <b>Sketch ID</b>   | <b>Size</b> | <b>Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Units</b> | <b>Unit Cost</b> | <b>Depr</b> | <b>Value</b> |



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### Agland Inventory

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| Soi                 | Description          | Land Use | LPI | Adj Type | Adj Code | Acres   | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| LD                  | LOAMY ALLUVIAL LAND  | NP       | 33  |          |          | 10.951  | 106      | 106      | 1,156     | 1,156        |
| QA                  | QUINLAN LOAM         | NP       | 11  |          |          | 126.011 | 35       | 35       | 4,436     | 4,436        |
| QC                  | QUINLAN-WDWARD 5-12% | NP       | 14  |          |          | 276.890 | 45       | 45       | 12,405    | 12,405       |
| RD                  | ROUGH BROKEN LAND    | NP       | 10  |          |          | 192.515 | 32       | 32       | 6,160     | 6,160        |
| WB                  | WOODWARD 3-8%        | NP       | 33  |          |          | 12.235  | 106      | 106      | 1,292     | 1,292        |
| YA                  | YAHOLA FINE SANDY    | NP       | 55  |          |          | 21.398  | 176      | 176      | 3,766     | 3,766        |
| <b>NP Totals</b>    |                      |          |     |          |          | 640.000 |          |          | 29,215    | 29,215       |
| <b>Total Agland</b> |                      |          |     |          |          | 640.000 |          |          | 29,215    | 29,215       |